



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File: A-37-17

Property Address: 2309 Ridge Road

Property Owner: Corey and Tracey Bates

Project Contact: Corey Bates

Nature of Case: A request for an 18.7' street setback variance pursuant to Section 2.2.7.C. as well as a .33' side setback variance pursuant to Section 2.2.1. of the Unified Development Ordinance to construct a garage addition on the front of the existing detached house that results in a 47.7' street setback and a 9.7' side setback on a .45 acre property zoned Residential-4 and located at 2309 Ridge Road.



2309 Ridge Road – Location Map

To BOA: 3-13-17

Staff Coordinator: Eric S. Hodge, AICP

**ZONING
DISTRICTS:** Residential-4



2309 Ridge Road – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions

that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Zoning District Standards: The subject property is zoned Residential-4

Lot Dimensions

Area (min)	10,000 SF
Width – interior lot (min)	65
Width – corner lot (min)	80'
Depth -	100;'

<u>Yard Type</u>	<u>Minimum Setback</u>
Primary Street	20'
Side Street	15'
Side	10'
Sum of Sides	20'
Rear	30'

Section 2.2.7 Residential Infill Compatibility

A. Intent

The intent of the residential infill compatibility standards is to accommodate and encourage compatible development in existing residential neighborhoods, while reinforcing the established character of the neighborhood and mitigating adverse impacts on adjacent homes.

B. Applicability

1. The standards contained within this section apply to any building in an R-4, R-6 or R-10 district where all of the following are present:

- a. The total site area is 5 acres or less;

- .
- b. At least 50% of the side and rear property lines abut existing detached or attached building types; and
- .
- .
- c. The lot must have been recorded for at least 20 years. This time period includes subsequent recombinations or subdivisions of the original lot configuration or recordation.
- .
- 2. These infill compatibility rules do not apply in a General or Streetside Historic Overlay District or in a Neighborhood Conservation Overlay District where height is regulated.

C. Street Setback

1. The proposed building must be located within the range of setbacks, no closer than the smallest setback in the range and no further than the largest setback in the range, except where a Neighborhood Conservation Overlay District applies an alternate setback.
2. On an interior lot, the range of setbacks is measured on the basis of the 2 closest lots in either direction along the block face.
3. On a corner lot, the range of setbacks is measured on the basis of the 3 closest lots along the primary block face.
4. Where the calculation cannot be applied to at least 4 lots on an interior lot or 3 lots on a corner lot, the building must meet the district standards.

Application for Variance



RALEIGH
DEPARTMENT OF
CITY PLANNING

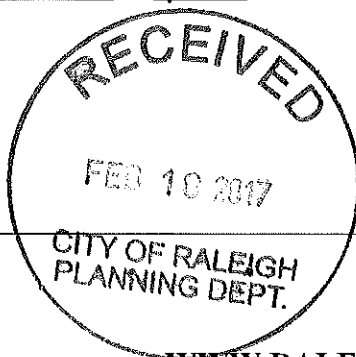


Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST	OFFICE USE ONLY
<p>Nature of variance request (if more space is needed, submit addendum on separate sheet): WISH TO CONSTRUCT A SMALL ADDITION TO ENCLOSE AN EXISTING CARPORT ATTACHED TO A 1958 RANCH HOUSE. HOUSE IS WELL W/1 FRONT YARD SETBACK BUT ADDITION WOULD BE LOCATED FORWARD TO THE ADJACENT NEIGHBORS. IN UDO SECT. 2.2.7 C WHICH IS CALLED FOR INFILL PROJECTS. HARDSHIP IS EXISTING HOUSE LOCATION</p> <p>Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.</p> <p>499894</p>	<p>Transaction Number</p> <p>A-37-17</p>

GENERAL INFORMATION		
Property Address 2309 RIDGE ROAD, RALEIGH NC 27612	Date 1/26/17	
Property PIN 0795545503	Current Zoning R-4	
Nearest Intersection GLENN EDDEN	Property size (in acres) .458	
Property Owner COREY BATES	Phone 919 395 1936	Fax
Owner's Mailing Address 2309 RIDGE RD. RALEIGH NC 27612	Email COREY@NEWCITYDESIGN.COM	
Project Contact Person COREY BATES	Phone	Fax
Contact Person's Mailing Address 2309 RIDGE RD., RALEIGH, NC 27612	Email SAME	
Property Owner Signature 	Email	
Notary Sworn and subscribed before me this <u>27th</u> day of <u>January</u> , 20 <u>17</u>	<p>Notary Signature and Seal</p> <p> Micheline Bohnaker</p> <div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>MICHELINE BOHNAKER NOTARY PUBLIC HARNETT COUNTY, NC My Commission Expires 04/22/2021</p> </div>	





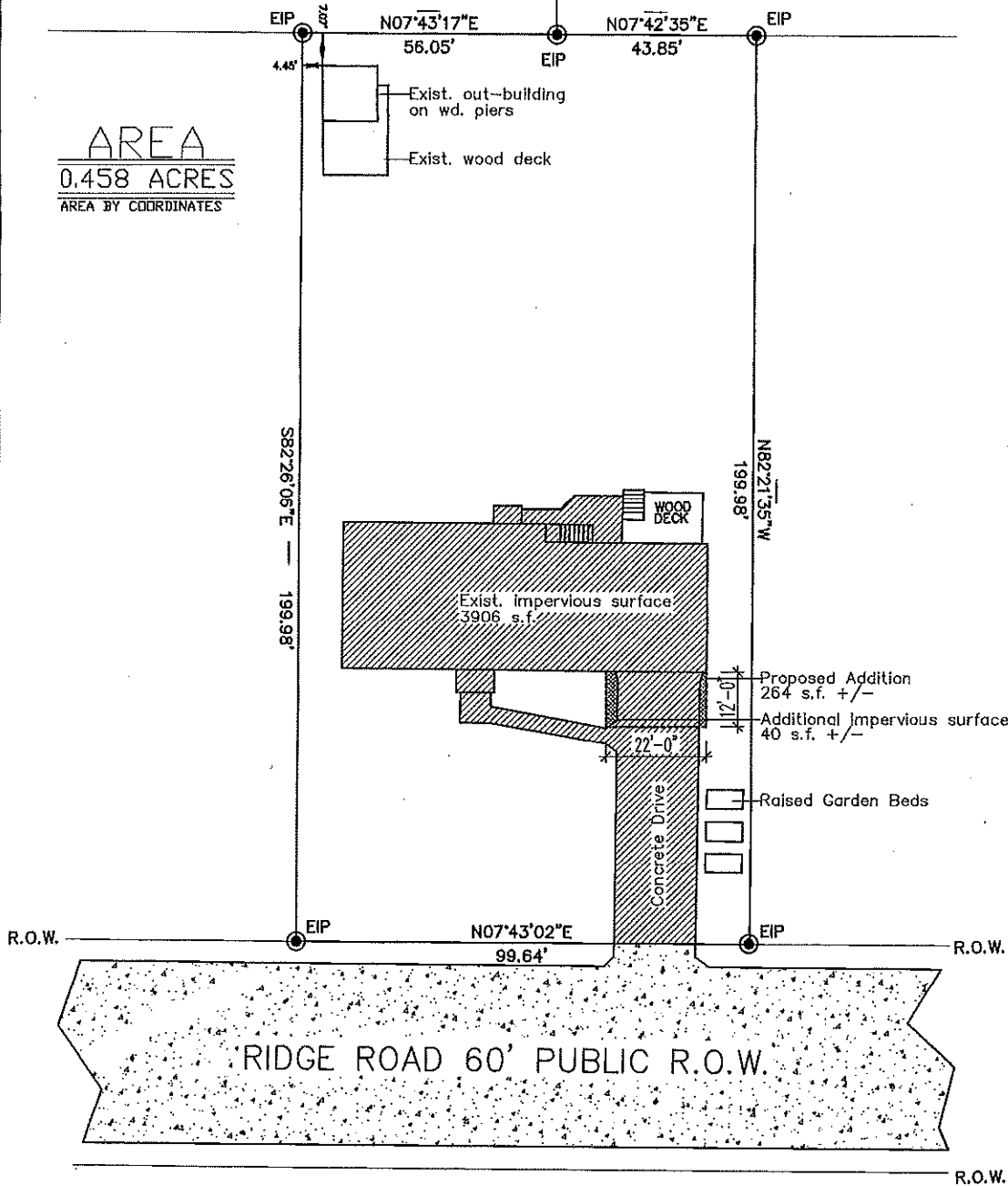
SITE

RIDGE ROAD

WESTWOOD DRIVE

VICINITY MAP

AREA
0.458 ACRES
AREA BY COORDINATES



LOT # 29 GLEN EDEN SUBDIVISION

COREY BATES

ADDRESS: 2309 RIDGE ROAD

DATE: 12-26-2016

TOWNSHIP: RALEIGH

SCALE: 1" = 30'

COUNTY: WAKE

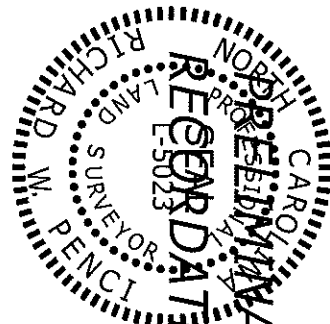
STATE: NORTH CAROLINA

DRAWN BY: CLB

I, RICHARD W. PENCI, PLS HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM REFERENCES AS NOTED ON SAID MAP; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES, AND DRAWN FROM INFORMATION AS INDICATED UNDER REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED IS GREATER THAN 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH TITLE 21 NCAC 56.1600, AS AMENDED

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 10TH DAY OF FEBRUARY, A.D., 2017

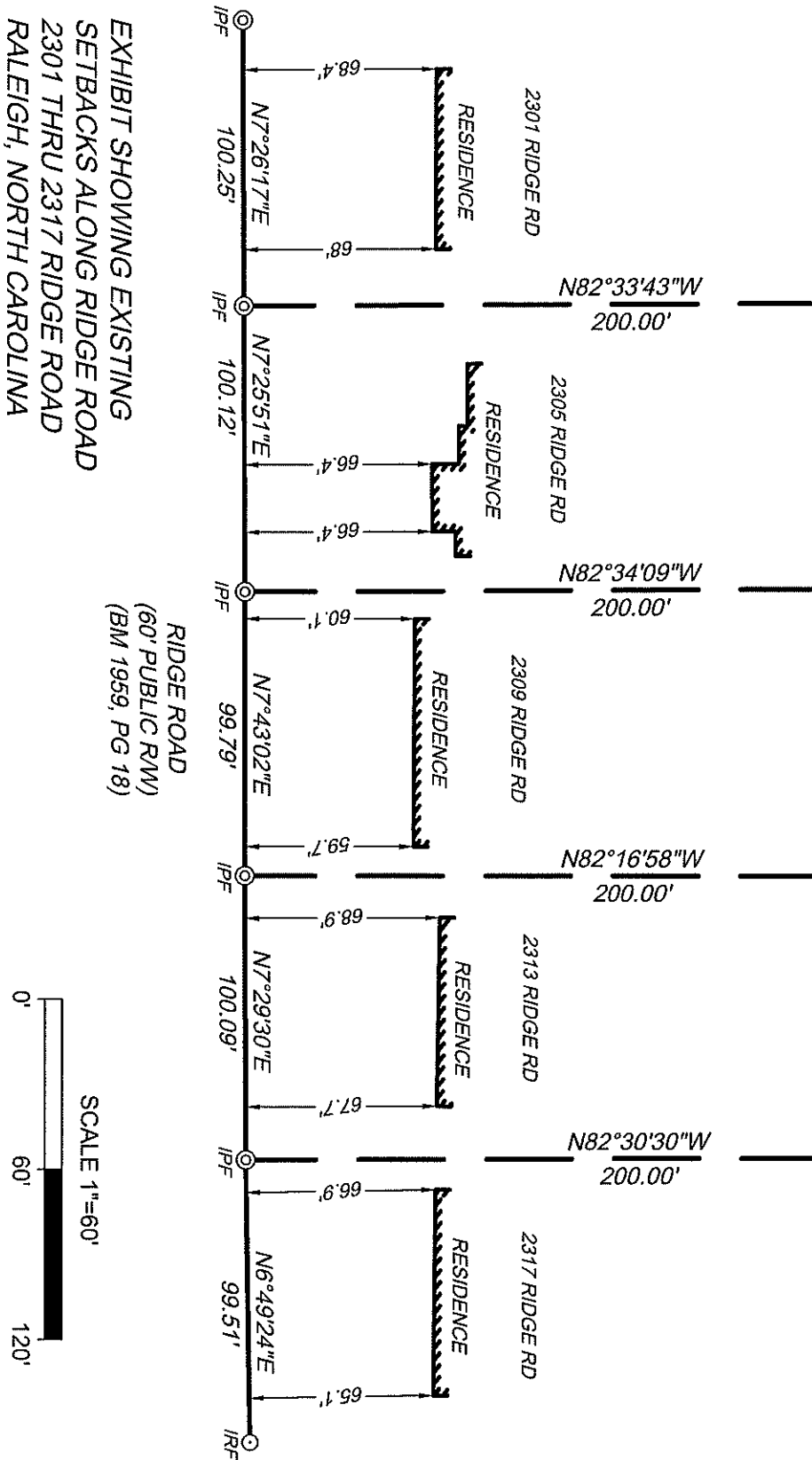
L - 5023
REGISTRATION NUMBER SURVEYOR



THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

PRELIMINARY - NOT FOR SALES, RECORDATION OR CONVEYANCES

BM 1959, PG 18

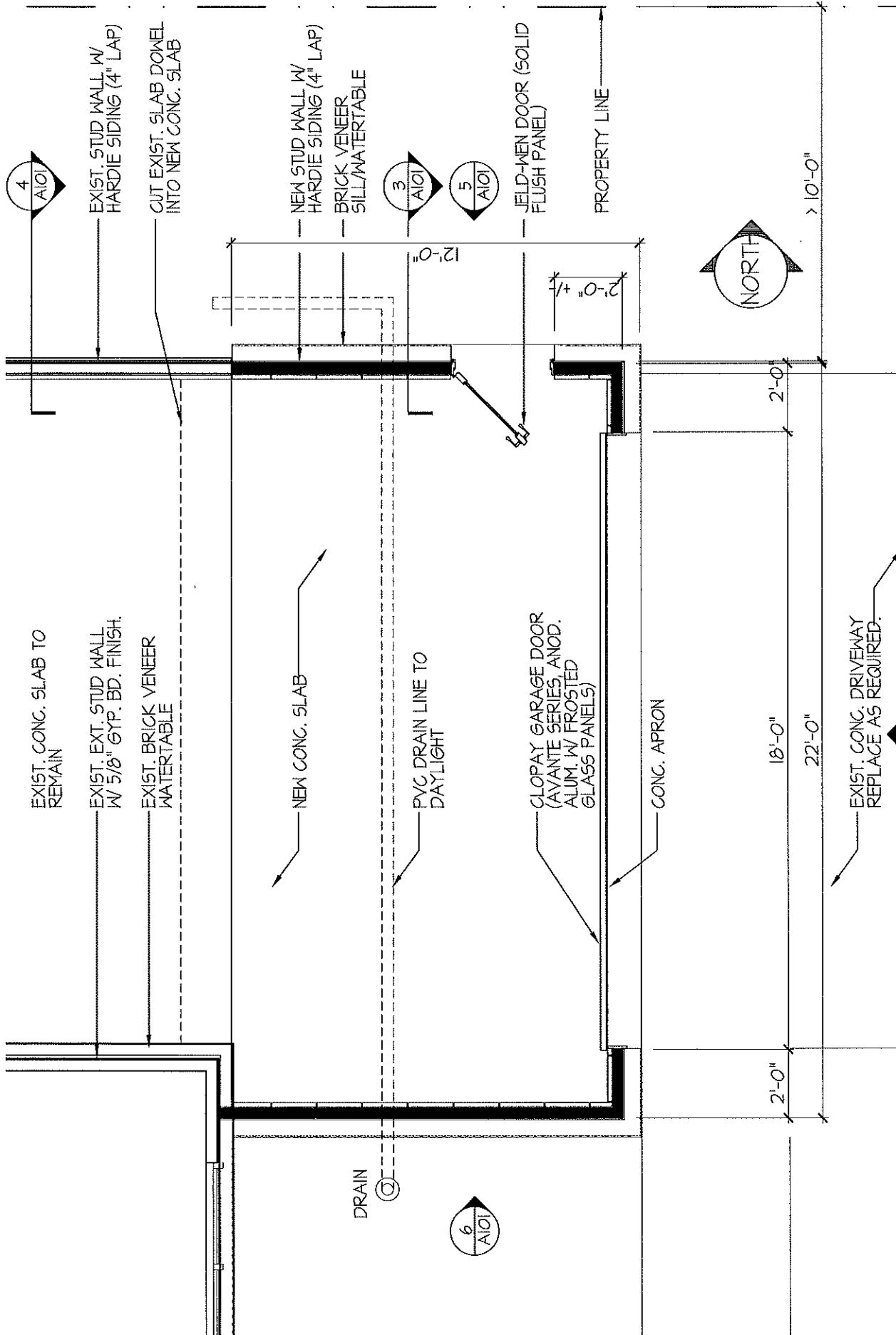


THIS DRAWING PREPARED AT THE
RALEIGH OFFICE

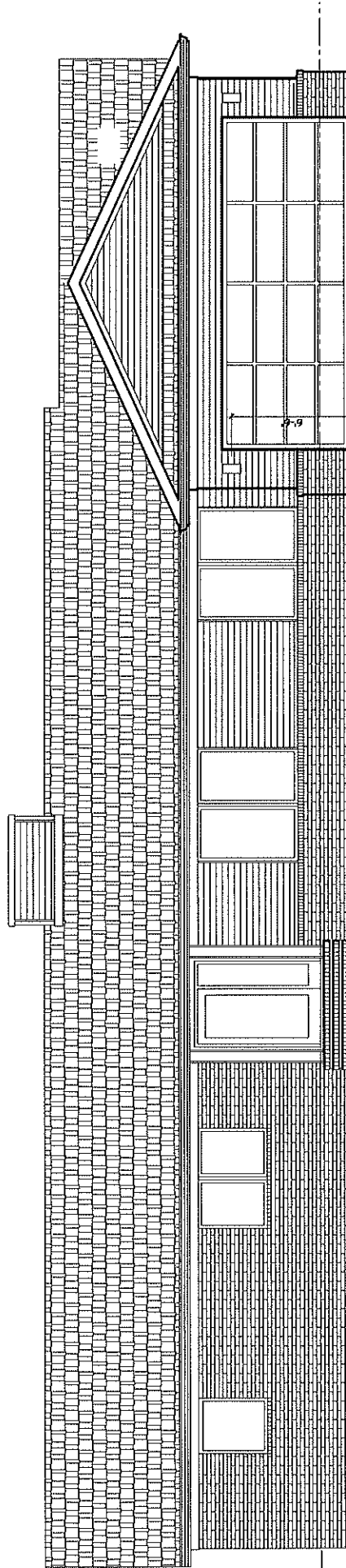
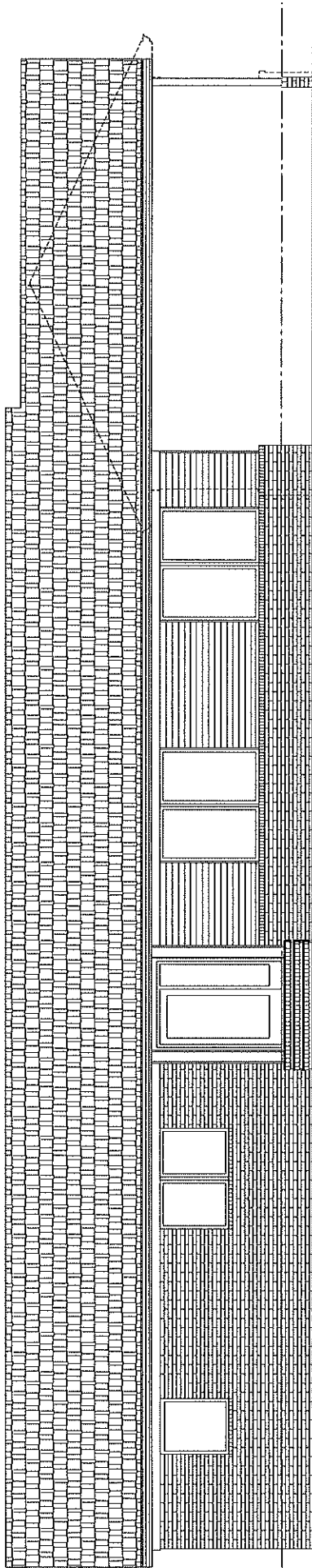
5410 TRINITY ROAD, SUITE 102 | RALEIGH, NC 27607
TEL 919.866.4937 FAX 919.859.5663 www.timmons.com
NORTH CAROLINA LICENSE NUMBER C-1652
YOUR VISION ACHIEVED THROUGH OURS

RALEIGH TOWNSHIP	WAKE COUNTY
Date: 2/10/17	Scale: 1" = 60'
Sheet 1 of 1	J.N.: 99999
Drawn by: RWP	Checked by: RWP

TIMMONS GROUP



REVISION	△	JOB NUMBER	12/26/16
PROJECT	Bates Residence	DATE	1/4" = 1'-0"
2304 Ridge Road Raleigh		SCALE	
		DRAWING / SHEET	
		DRAWING TITLE	Floor Plan



REVISION

PROJECT

Bates Residence

2304 Ridge Road
Raleigh

JOB NUMBER

12/26/16

DATE

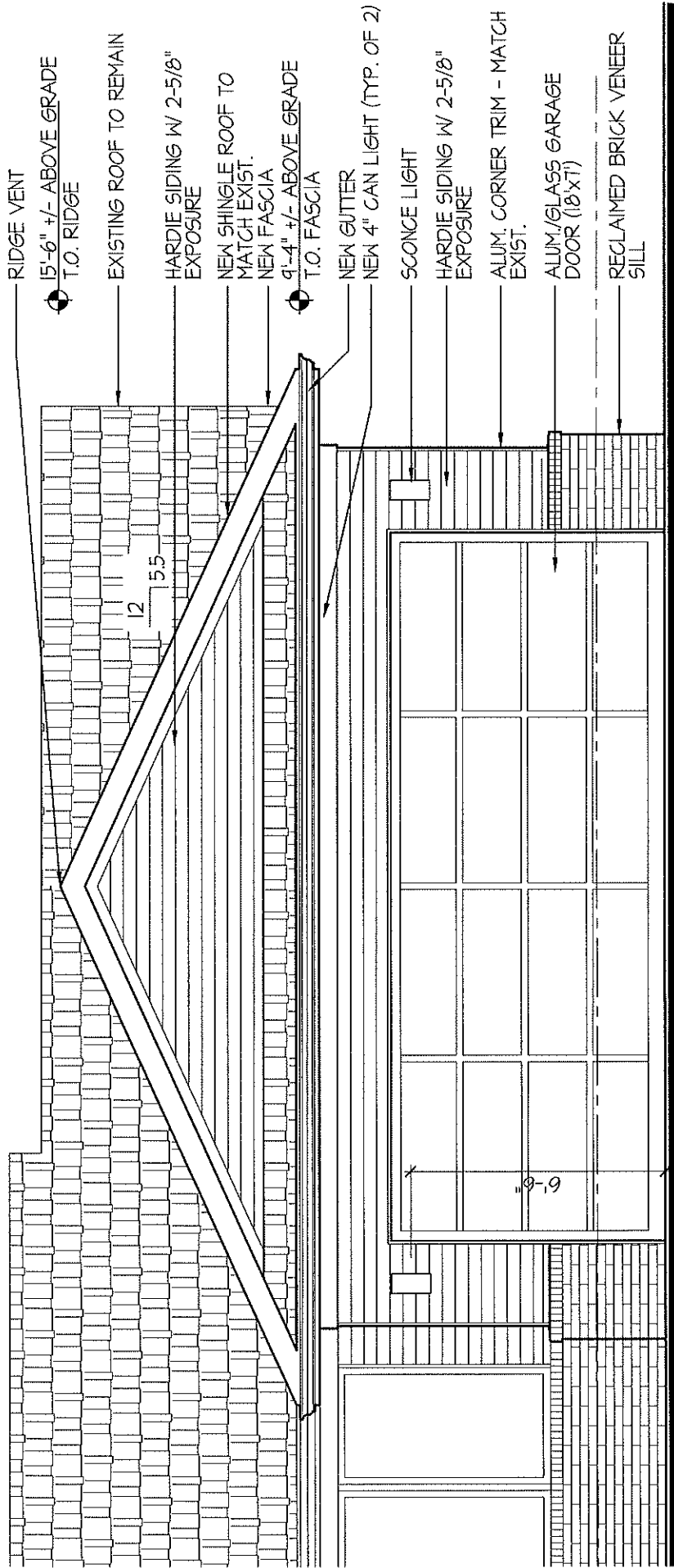
N.T.S.

SCALE

DRAWING / SHEET

DRAWING TITLE

Exist. & Proposed Elevation



- RIDGE VENT
- 15'-6" +/- ABOVE GRADE T.O. RIDGE
- EXISTING ROOF TO REMAIN
- HARDIE SIDING W/ 2-5/8" EXPOSURE
- NEW SHINGLE ROOF TO MATCH EXIST.
- NEW FASCIA
- 9'-4" +/- ABOVE GRADE T.O. FASCIA
- NEW GUTTER
- NEW 4" CAN LIGHT (TYP. OF 2)
- SCONCE LIGHT
- HARDIE SIDING W/ 2-5/8" EXPOSURE
- ALUM. CORNER TRIM - MATCH EXIST.
- ALUM./GLASS GARAGE DOOR (18'x7')
- RECLAIMED BRICK VENEER SILL

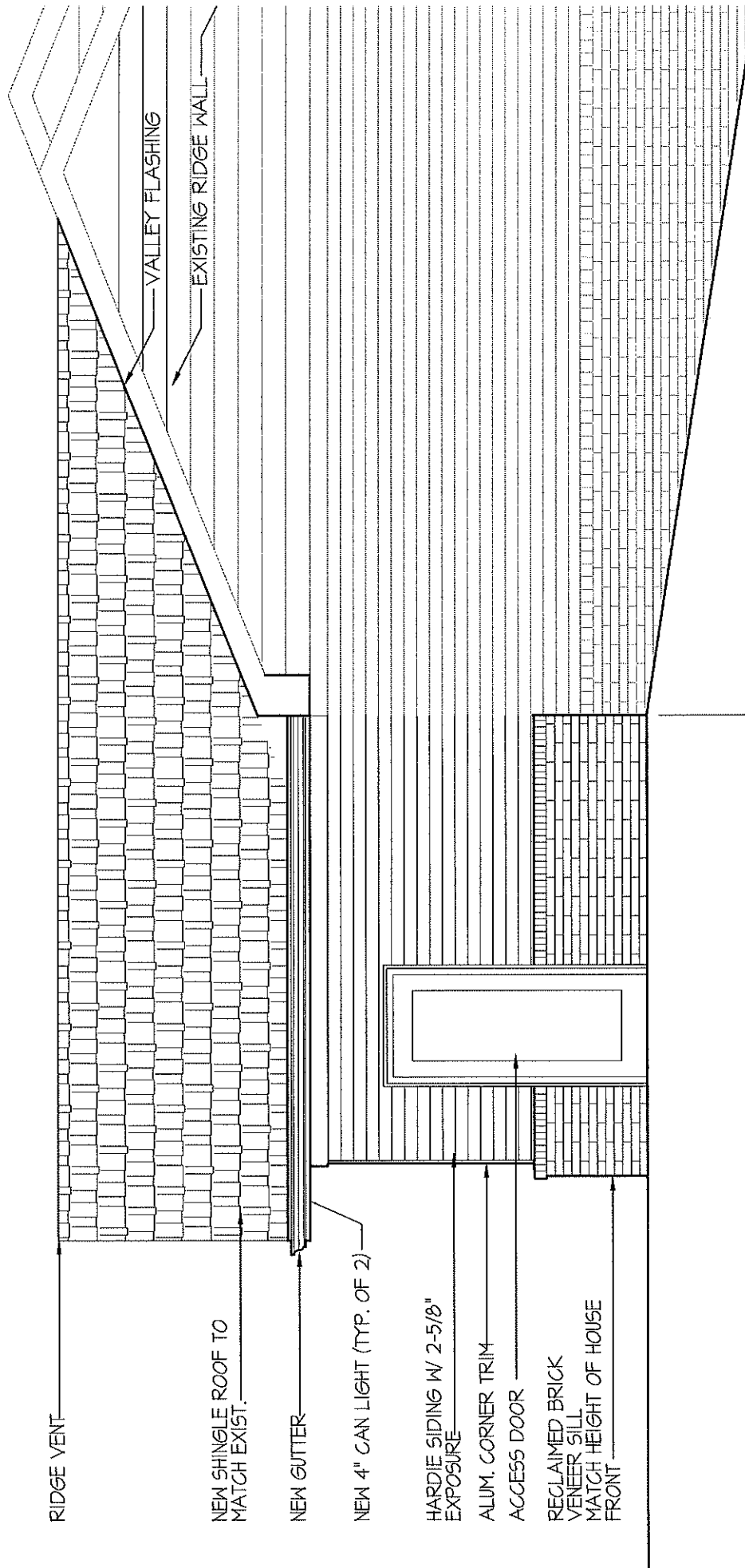
EXIST. TO BE REMAIN • NEW ADDITION



REVISION
PROJECT
Bates Residence
2901 Ridge Road
Raleigh

JOB NUMBER 12/26/16
DATE 1/4" = 1'-0"
SCALE
DRAWING / SHEET
DRAWING TITLE East (Front) Elevation

WALL



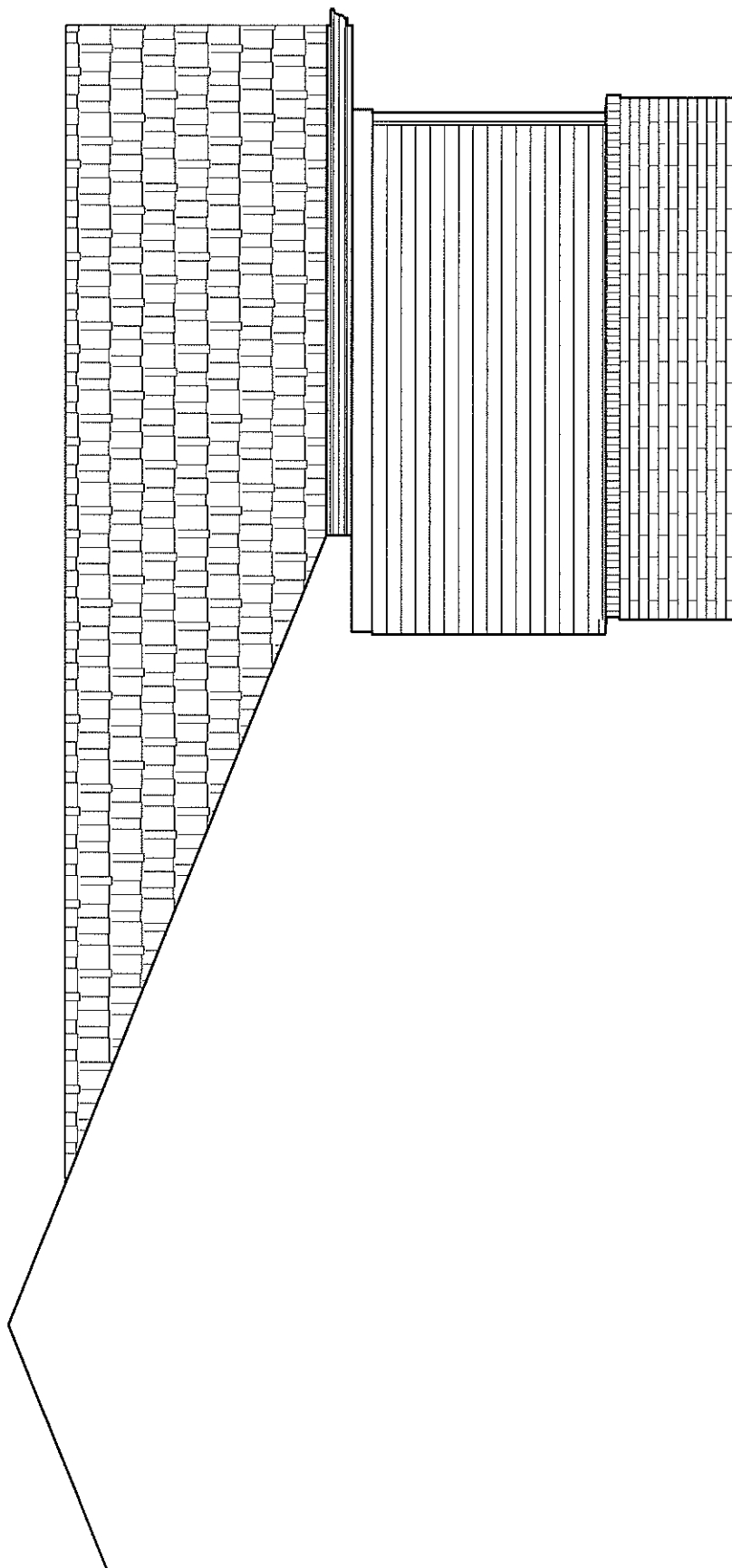
NEW ADDITION EXISTING TO REMAIN

REVISION	△	JOB NUMBER	12/26/16
PROJECT	Bates Residence	DATE	1/4" = 1'-0"
		SCALE	
		DRAWING / SHEET	
		DRAWING TITLE	North Side Elevation

2504 Ridge Road
Raleigh

2

5



EXISTING TO REMAIN NEW ADDITION



REVISION

PROJECT

Bates Residence

2504 Ridge Road
Raleigh

JOB NUMBER

12/26/16

DATE

1/4" = 1'-0"

SCALE

DRAWING / SHEET

DRAWING TITLE

South Side Elevation

0795545503
BATES, COREY BATES, TRACEY
2309 RIDGE RD
RALEIGH NC 27612-5112

0795543308
ORTON, SUSAN M GOLDMAN, R ANNE
2100 BARFIELD CT
RALEIGH NC 27612-5100

0795543501
ELLIOTT, DJ KYLE ELLIOTT, KELLY M
2104 BARFIELD CT
RALEIGH NC 27612-5100

0795543600
WEINSTEIN, MICHAEL HOWARD HARROD,
JENNIFER T.
2108 BARFIELD CT
RALEIGH NC 27612-5100

0795543710
ZALAL, HALIMA ZALAL, A G
2200 BARFIELD CT
RALEIGH NC 27612-5103

0795544383
OBRIEN, WILLIAM J JR
2301 RIDGE RD
RALEIGH NC 27612-5112

0795544494
IYER, PURUSHOTHAMAN IYER, CHITRA
2305 RIDGE RD
RALEIGH NC 27612-5112

0795545614
YANCEY, ROBERT G III YANCEY, CRYSTAL
F
2313 RIDGE RD
RALEIGH NC 27612-5112

0795545713
THARRINGTON, SHARON P
2317 RIDGE RD
RALEIGH NC 27612-5112

0795547413
EDWARDS, CHRISTOPHER M
1012 WESTWOOD DR
RALEIGH NC 27607-3158

0795547544
CRUMPLER, JOSHUA A CRUMPLER,
ALLISON
2308 RIDGE RD
RALEIGH NC 27612-5111

0795547673
TROUTMAN, W SCOTT SLOOP, ROSLYN E
2312 RIDGE RD
RALEIGH NC 27612-5111

